



**Zoning Board of Appeals Agenda**  
**Tuesday, December 21, 2021**  
**5:30 P.M. – City Council Chambers, 2<sup>nd</sup> floor, City Hall**  
**425 East State Street**  
**Rockford, IL 61104**  
**779-348-7423**

**ZBA 003-21**

Applicant  
Ward 1

**111 South Perryville Road**

Lamar Advertising

**Special Use Permit** for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

**Laid over from July, August, September, October & November**

**ZBA 049-21**

Applicant  
Ward 13

**622 Tay Street**

Nathan Gottschalk for Northwest Recovery

**Special Use Permit** for outdoor storage of towed passenger vehicles up to full-size work vans and trucks in an I-2, General Industrial Zoning District

**Laid over until January 2022 at applicant's request**

**ZBA 056-21**

Applicant  
Ward 3

**1367 Brown Hills Road**

Jason and Victoria Wenger

**Variation** to reduce the front yard setback requirements for an in-ground pool from 30 feet to 21'4" along Greenmount Street and a **Variation** to increase the fence height from four (4) feet to five (5) feet in the front yard along Greenmount Street in an R-1, Single-family Residential Zoning District

**ZBA 057-21**

Applicant  
Ward 10

**3800 East State Street, Suite 101**

Justin Rednour

**Special Use Permit** for body art services (tattoo shop) in a C-2, Limited Commercial Zoning District

**ZBA 058-21**

Applicant  
Ward 14

**4592 Linden Road**

Attorney Sherry Harlan for Crusader Central Clinic Association

**Zoning Map Amendment** from I-1, Light Industrial Zoning District to C-2, Limited Commercial Zoning District

**ZBA 059-21**

Applicant  
Ward 2

**2303 16th Avenue**

Mi Reh

**Variation** to increase the maximum fence height permitted in the front yard from four feet to 8'4" for the existing fence along 19th Street and a **Variation** to increase the maximum fence height permitted in the side yard from six feet to 8'10" for the existing fence along the east property line in an R-1, Single family Residential Zoning District

**Vote on 2021 meeting schedule**

## **ZBA MEETING FORMAT & PROCESS**

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, January 10, 2022 at 5:30 PM** in City Council Chambers (2<sup>nd</sup> floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Monday, January 10, 2022**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meeting are the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month and Committee meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.